

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Zoo Department - Quality Of Life
AGENDA DATE: November 23, 2004
CONTACT PERSON/PHONE: Juan Contreras – P+3 915-225-3445
DISTRICT(S) AFFECTED: 3

SUBJECT:

That the Mayor be authorized to sign a First Amendment to an Agreement for Architectural Services by and between the CITY OF EL PASO and MORRIS ARCHITECTS, for a project known as "Zoo Western Expansion", at no additional cost to the City of El Paso.

BACKGROUND / DISCUSSION:

The substitution a surface parking lot in lieu of a parking structure on the Zoo Project 10 requires the reallocation of the construction budgets and design fees associated amongst the four (4) Zoo Western Expansion projects. The design amendment formalizes the reallocation of the design fees and establishes the new construction budgets for the four projects being designed by Morris Architects. There is no cost impact to the combined overall project budgets or the architect's contract.

PRIOR COUNCIL ACTION:

City Council approved the substitution a surface parking lot in lieu of a parking structure on September 21, 2004.

AMOUNT AND SOURCE OF FUNDING:

No change in funding from the 2000 Quality Of Life Bond Program.

BOARD / COMMISSION ACTION:

Bond Overview Advisory Committee approval on September 15, 2004

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD: _____

(Example: if RCA is initiated by Purchasing, client department should sign also)
Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA: _____

CITY MANAGER: _____ **DATE:** _____

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Mayor be authorized to sign a First Amendment to an Agreement for Architectural Services by and between the **CITY OF EL PASO** and **MORRIS ARCHITECTS**, for a project known as **"Zoo Western Expansion"**, at no additional cost to the City of El Paso.

ADOPTED THIS _____ DAY OF NOVEMBER, 2004.


THE CITY OF EL PASO

Joe Wardy, Mayor

ATTEST:


Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:



Theresa Cullen-Garney
Deputy City Attorney

APPROVED AS TO CONTENT:



Rick Conner, P.E.
City Engineer

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

FIRST AMENDMENT TO AN
AGREEMENT FOR ARCHITECTURAL SERVICES

This **First Amendment** is made this _____ day of November, 2004, by and between **THE CITY OF EL PASO**, hereinafter referred to as the "**Owner**", and **MORRIS ARCHITECTS**, hereinafter referred to as the "**Architect**".

WHEREAS, on **June 8, 2004**, the Owner entered into an Agreement for Architectural Services with the Architect for a Project known as "**Zoo Western Expansion**" (the Agreement), and

WHEREAS, the Owner desires to modify the Project Scope of work to modify the Parking Garage scope of work from a parking structure to a surface parking lot extension of the existing Zoo parking lot,

NOW, THEREFORE, it is hereby agreed as follows:

1. Scope of Services

The Project Scope as identified as Attachment "A" of the June 8, 2004 Agreement is hereby revised to modify the scope of work for the Parking Garage project to allow for the substitution of a surface parking lot extension of the existing Zoo parking lot for a multi-level parking structure.

2. Project Budget

Paragraph VI, D., Project Budget, shall be revised to read as follows:

D. Project Budget

The Architect acknowledges that the budget for this Project allocates: **New Entry and Public Activities Center** –Three Million Thirty-two Thousand Six Hundred Eight and 00/100 Dollars (\$3,032,608.00); **Africa Expansion** – NINE MILLION SEVEN HUNDRED SEVENTY ONE THOUSAND SEVENTEEN and 00/100 DOLLARS (\$9,771,017.00); **Old Exhibits/Reptile and Biome Buildings** – ONE MILLION THREE HUNDRED FIFTY-FOUR THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$1,354,500.00); **Parking Garage** – FOUR HUNDRED FIVE THOUSAND and 00/100 DOLLARS (\$405,000) for the award of a base bid construction contract. The base bid shall include all features essential to the operation of the Project for its intended use. The Architect does hereby agree to design the Project such that the Architect's final estimate for the construction of the Project, including all features essential to its intended use, is within the above budgeted amount for the base bid. The Architect further understands that payment of the increment for the Final Design Phase is conditional upon the bid of the lowest responsible bidder being within **ten percent (10%)** of his final estimate for the base bid. If all responsible bids exceed the final estimate by more than

ten percent (10%), the Architect expressly agrees, at the direction of the Owner, to redesign the Project without additional charge to the Owner in order to bring the Project within the budgetary limitations.

The individual project expenditures are reflected in **Exhibit "1"**, attached hereto and made a part hereof.

3. **Time of Completion**

Section IV, Period of Service, shall not be amended as part of this amendment as it accommodates the longest project timeline of the four projects for **Zoo Western Expansion**. However, the Architect's original internal design schedule, submitted and included as part of the original agreement, shall be modified for the Parking Project only.

Paragraph IV., Period of Service, A and B, shall be revised to read as follows:

- A. The services called for in the **Preliminary Design Phase** of this Agreement shall be completed and the preliminary design documents and cost estimate shall be submitted within **one hundred ninety-five (195) consecutive calendar days** following written authorization from the Owner for the Architect to proceed.
- B. After the Owner's acceptance of the preliminary design documents and revised cost estimates for each construction contract, including any specific modifications or changes in scope desired by the Owner, and upon written authorization from the Owner, the Architect shall proceed with the performance of the services called for in the **Pre-Final Design Phase** of this Agreement, so as to deliver completed detailed construction drawings, specifications, design analysis, and cost estimates for review on all authorized work on each construction contract within **eighty-five (85) consecutive calendar days** following authorization to proceed with the Pre-Final Design Phase of each construction contract.

The Architect's revised design schedule, reflecting this time modification, is attached hereto as **Exhibit "1"**.

4. **Payments to Architect**

The Owner shall not pay the Architect any additional amount under this amendment, and Section V, A. 1. shall remain unchanged. However, the funding amounts shall be changed to reflect as follows:

<u>Project Description</u>	<u>New Amount</u>
New Entry and Public Activities Center	\$329,890
Old Exhibits: Reptile & Biome Bldgs.	\$175,475
Zoo Parking	\$57,600
Africa Expansion	<u>\$1,445,064</u>
	\$2,008,029

The Architect's revised fee proposal, reflecting this scope of work modification, is attached hereto as **Exhibit "1"**.

5. Terms and Conditions

All terms and conditions of the Agreement and any subsequent amendments, except as herein revised, shall remain in full force and effect.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

OWNER: THE CITY OF EL PASO

ATTEST:

Joe Wardy, Mayor

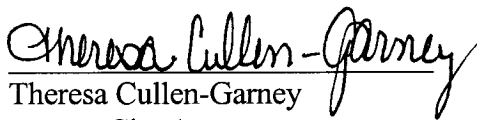
Richarda Duffy Momsen, City Clerk

ARCHITECT: Morris Architects

By: _____

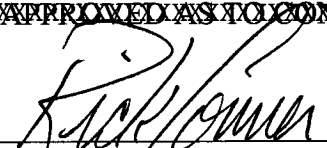

Jim H. Pope, AIA
Principal

APPROVED AS TO FORM:



Theresa Cullen-Garney
Deputy City Attorney

PROCESSED BY ENGINEERING:

~~APPROVED AS TO CONTENT:~~


Rick E. Conner, P.E.
City Engineer

APPROVED AS TO CONTENT:


Patricia D. Adauto
Deputy City Manager
for Building and Planning Services

ACKNOWLEDGMENTS

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)


This instrument was acknowledged before me on this _____ day of November, 2004,
by _____, as Mayor of the City of El Paso, Texas.

Notary Public, State of Texas

smf
FLORIDA
THE STATE OF ~~TEXAS~~)
ORANGE
COUNTY OF ~~EL PASO~~)

This instrument was acknowledged before me on this 8 day of November, 2004, by
Jim H. Pope, AIA, as Principal of Morris Architects.

Donna Faylo

Notary Public, State of ~~Texas~~ *FLORIDA*
 Donna Faylo
My Commission DD298802
Expires June 26, 2008

**City of El Paso / Perspectiva+3D/International Program Managers
RFQ for Professional Services**

**PROJECT SCOPE – PROFESSIONAL SERVICES
(ATTACHMENT A)**

TITLE: **Zoo Western Expansion - Architectural Consulting Services**

LOCATION: City Zoo / 4001 E. Paisano Dr. El Paso, TX 79905

CONSTRUCTION BUDGET: \$16,181,250

GENERAL DESCRIPTION: The overall Master Project is a consolidation of four projects known as Zoo Entry and Public Activities Center, African Exhibits Expansion, Zoo Biome/Reptile Project and Parking Garage Structure. These projects were approved by voters in a Quality of Life Bond election in May of 2000. The consultant shall prepare a master plan and a building program for the Zoo Western Expansion. The consultant shall prepare construction documents for the construction of itemized Scope of Work attached.

SERVICES REQUIRED:

<input checked="" type="checkbox"/> Investigation	<input checked="" type="checkbox"/> Planning
<input checked="" type="checkbox"/> Soils Investigation	<input checked="" type="checkbox"/> Design
<input checked="" type="checkbox"/> Bidding & Construction	<input checked="" type="checkbox"/> Site Planning
<input checked="" type="checkbox"/> Topographic Survey	<input checked="" type="checkbox"/> Utility Service Line Coordination
<input checked="" type="checkbox"/> Programming	<input checked="" type="checkbox"/> Schematic and Report Phase
<input checked="" type="checkbox"/> Masterplanning Zoo Consultant	<input checked="" type="checkbox"/> Furniture, Furnishings & Equipment Coordination and Specifications

PRODUCTS REQUIRED:

<input checked="" type="checkbox"/> Study / Report	<input checked="" type="checkbox"/> Cost Estimates
<input checked="" type="checkbox"/> Plans / Drawings	<input checked="" type="checkbox"/> Design Analysis
<input checked="" type="checkbox"/> Specifications	<input checked="" type="checkbox"/> Programming Reports
<input checked="" type="checkbox"/> Schematics and Presentations	<input checked="" type="checkbox"/> Bid Documents
<input checked="" type="checkbox"/> Submittal Reviews/Recommendations	

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RFQ for Professional Services

GENERAL REQUIREMENTS AND CRITERIA:

1. Design must meet all applicable City Codes and Ordinances.
2. Design must comply with Engineering Department Guidelines.
3. Design must comply with all local, state and federal laws and regulations, including but not limited to the Americans with Disabilities Act.
4. Consultant shall coordinate and follow City of El Paso Information Technology Department directives.
5. Consultant shall provide design for voice and data lines with approval of Information Technology Department. Design shall address needs and requirements such as need and warrant to use fiber optics.

OTHER CONSIDERATIONS:

1. Design work shall be coordinated with P+3 Program Management, the Engineering Department and Zoo Department.
2. Consultant will participate in value engineering and peer review.

PROJECT SCHEDULE: (Consecutive Calendar Days)

Schematic and Report Phase	60	Days
Preliminary Design Phase	105	Days
Pre-Final Design Phase	70	Days
Final Design Phase	60	Days

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ITEMIZED SCOPE OF SERVICES

GENERAL DESCRIPTION:

The El Paso Zoo, a department of the City of El Paso, is developing adjacent property to complete the zoo's master plan of exhibiting animals based on a geographic theme. An approximate eight acre site is available for construction of exhibits of African animals, a new entry area with ticketing, visitor support that includes Society offices, stroller rental, an educational facility, a gift shop and food service facilities. In addition, another section of property of approximately two acres is available for a parking garage with an alternate for a multi-purpose structure on the lower level. An existing concrete shell building and surrounding site is to be remodeled to complete a "Discovery Center" facility that includes classroom space, storage and office support, resource center and educational animal holding area and minor display area. The "Center" shall be phased with alternates to allow the owner an option to select work at an entry education area as first priority.

Another portion of this project includes the redevelopment of the existing Reptile and Biome exhibit structures and site areas within the America's section of the zoo.

Supplemental work will include but is not limited to necessary pedestrian and vehicle access, utility support, site amenities, grading and drainage, landscaping and irrigation, communications systems and graphic plans. Furnishings and equipment specifications and alternates will be required.

CONCEPT PLANS:

Initial concept plans are available for reference to determine the needed work. The consultant will need to develop additional preliminary concept layouts to help in coming up with final design solutions. Meetings with staff will be required to complete details of the work.

PHASING:

The zoo is and will remain in operation throughout the process of design and construction of new facilities. The consultants will need to work with staff in developing a phasing schedule of work to provide for the least interruption of functions, for any needed temporary relocation of work areas, development of vehicle and pedestrian traffic control plans and utility tie ins. Phasing will also need to take into account sequencing related to the zoo's overall master plan, staffing and operational activities including movement of animals on and off grounds, phasing of landscaping to provide optimum growth at exhibit opening, special events and yearly zoo programs.

Coordination of work is to take into consideration safety and security of public visitors, staff and animals.

City of El Paso / Perspectiva+3D/International Program Managers
RFQ for Professional Services

PROJECT PRESENTATION/REPRESENTATION:

One general contractor is expected to provide construction services, but may involve multiple general contractors if deemed necessary by the Owner. Each project is to have separate costs broken out for both the design consultants and the contractors work. The design consultant shall ensure this is included in the specifications unless noted otherwise. Projects shall be designated separately in drawings and specifications for these purposes unless directed otherwise. As indicated previously, this one project is a possible consolidation of four separate projects of various size and program known as Zoo Western Expansion. The Zoo Support Facilities Project, previously executed and also a master project combining several smaller projects into one, is available to review as an example of project delineation.

Plans and specifications shall be complete and as necessary to meet requirements of zoo program and all permit requirements for construction. Utility coordination and connections are to be included. This includes providing landscape and irrigation documents for permit. Consultant shall ensure compliance with zoning, accessibility and state historic requirements. Coordination with other city departments related to fire department and other emergency vehicle access and operations shall be included in consultant planning at all phases of document development. Fire and security alarm systems, smoke venting and sprinkler systems if needed should be a part of the design work along with extension of the zoo PA system and venomous animal bite alarm.

Necessary furnishings provided by contractor and/or owner shall be identified and coordinated with the project design and shown in drawings as necessary or requested. Final project design and related documents shall be provided by the consultant to construct complete and useable zoo facilities.

CONSULTANT TEAM:

The primary consultant shall provide the necessary sub-consultants, staff and assistants to complete the scope of work with the necessary documents and information to allow bidding, construction, start-up - commissioning and occupancy by the owner. This will also include providing the owner with warranty information and obligations, specialized training for equipment, operating and maintenance manuals and record documents of completed work.

A design consultant with zoo experience in design and contract documents for major zoo exhibits that include but are not limited to hoof stock, large cats, reptiles and primates shall be part of the consultant team. This zoo design consultant shall have experience in both indoor and outdoor exhibit development and construction of projects greater than \$1,000,000.00 in construction cost. The zoo design consultant shall be experienced and familiar with animal containment, off exhibit holding needs and special requirements related to water use for animals including treatment, filtration and flow.

City of El Paso / Perspectiva+3D/International Program Managers RFQ for Professional Services

The zoo design consultant is expected to be part of the consultant team through all phases from design through construction administration. The zoo design consultant shall be available at the zoo site, prime consultant offices and/or designated City offices for consultation with the owner to complete the necessary contract requirements but at least as may be requested for a minimum of five days a month for the duration of the contract unless directed otherwise. The zoo design consultant personnel on site shall be a minimum of one senior or project management staff licensed as an architect or engineer with zoo experience. The zoo design consultant shall provide a portfolio of completed projects and experience that is to be submitted with qualifications and shall be part of the interview process if selected.

Experienced sub-consultants are required to have experience and knowledge of zoo/animal exhibit and holding facilities that includes design of similar or equal facilities. Consultants shall have knowledge of Federal, State and Municipal standards for visitor services, animal habitats and holding spaces including but not limited to requirements for patron accessibility, environmental controls, mechanical systems, sanitary systems, aquatic life support systems and enclosure materials.

The design team shall have knowledge and ability to develop and execute documents related to specific building types, structures and amenities including but not limited to animal night houses, animal exhibit buildings and structures, ticket booths, park restrooms, cafeteria style dining facilities, gift shop/retail buildings and satellite services, classroom spaces, parking garages, pedestrian/light vehicle bridges, outdoor walkways and exhibit graphics and signage. Knowledge and ability shall also include experience in storm water/grading and drainage systems, alarms, communication and computer infrastructure and systems. An amusement train ride and possible ride simulator is a consideration for incorporation into the project design which the design consultant shall show capability to incorporate into the work.

Where special features are involved such as water moats, water falls, misting systems, artificial rockwork, artificial trees and vines etc. consultants with specific knowledge and ability shall be part of the team as to properly design and, if so contracted, oversee the installation of the special features. Water treatment and presentation skills are an example of a need for an experienced consultant.

The consultant team shall include a designated experienced construction estimator to provide detailed phased estimating and costing abilities at each phase of design submittal including construction phase alternative costing as may be requested as part of the base contract for consultant services.

The consultant team shall include an experienced landscape and irrigation designer familiar with recycled water systems, Chihuahuan desert plant species and zoo requirements for exhibit habitat plantings.

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RFQ for Professional Services

PROJECTED DESIGN SCOPE ITEMS:

Update Existing Master Plan and Projected New Master Plan (Color Rendering and 3D Computer Modeling Visual Presentation)
Update Boundary and Topographic Survey
Grading and Drainage Master Plan
Storm Water Retention
Sanitary and Storm Water Lift Station Design
Soil Investigation - Report
Review and Dimensioning of Existing Structures
Landscaping and Irrigation
Electrical Distribution
Waste Disposal
Communications, Fire and Security
 Alarms
 Emergency Vehicle Access
 Camera Locations
 Loop Connection
 Locks and Security Access System
Site Lighting
Vending Installation Layout
Restaurant/Cafeteria and Gift Shop Concession Plan
Amusement Simulator and/or Train Ride
Graphic Plan
Exhibit Design
Exhibit Artificial Rockwork Design and Modeling
Aquatic Life Support System Design
Caging Design
Staff Meetings – Reviews
City Government and Public Presentations
Project/Program Meeting Attendance

Perimeter Containment Fence
Fire Hydrant Access
Computer Tie In
Phone Access – Tie In
Fire Sprinkler Systems

City of El Paso / Perspectiva+3D/International Program Managers
RFQ for Professional Services

ZOO ENTRY AND PUBLIC ACTIVITIES CENTER DESCRIPTION:

Zoo Entry and Public Activities Center - involves construction of several new structures, additions and renovation to one existing structure.

New Entry Ticketing Structures, Society Offices, Public Activities Spaces for Library and Resources, Presentations and Events, and Education Resources and Staging.
Estimated construction cost - \$2,137,500

New Entry Area:

A New Entry Area is required to integrate with the existing zoo parking lot and circulation. A separation wall of masonry or rock shall be planned to divide the parking area from the zoo grounds. One to two ticket booth type buildings shall be provided at the entry to accommodate three to four ticket stations. The existing ticket building and area is to be remodeled to accommodate group ticket entry, information/first aid center and or other vending features as may be directed. A stroller rental station or stations is to be located at the entry area along with a zoo master plan graphic layout display. An announcement display area with changing graphic display, electronic messaging and literature pick-up shall be included in the entry planning. Directional signage, seating, trash collection and misc. amenities shall be planned into the entry area. Public restrooms shall also be included as part of the entry complex. Artificial rockwork, landscaping and water feature are suggested elements that shall to be considered.

Public Activity Spaces:

Zoological Society Offices are to be designed into the entry area to accommodate a special entry for visitors with Society membership or those wishing to purchase a membership. Society offices shall be approximately 1000 - 1500 s.f. with space for reception and display, membership sales, accounting office, conference room, auxiliary volunteer office, executive director office, small kitchen area, restrooms and misc. storage. An adjacent garden space shall be provided for outdoor meetings and receptions, dedication plaques and displays.

Concession Stands should be considered part of the "base bid" plan to provide quick over the counter sales for soft drinks and ice cream type items for food service, impulse and special event gift product sales. Two stands of approx. 300 s.f. each are to be planned for the entry complex area as part of the base bid. These stands may connect or be a part of the African Exhibits section if planning dictates.

Concession Supplement to Projects (Estimated costing shall be kept separate to coordinate with overall project budget. Separate budgets will be developed with owner and concessionaire above project budgets shown.)

City of El Paso / Perspectiva+3D/International Program Managers RFQ for Professional Services

The zoo and concessionaire are considering a relocation of the current Gift Shop and an eating facility near the new entry where pedestrian paths are expected to create a high volume of visitor traffic. A food service outlet that takes advantage of the high volume traffic routes and views into the African animal areas is desirable. Concepts need to be considered and developed to accommodate a gift shop of approximately 3,000 s.f. and a food service area of approx. 4000 square feet.

The new main gift shop space is to have approx. 1600 s.f. of sales floor area with an additional 1400 s.f. area for employee restroom, support, storage and office spaces. It is hoped that the development of this concept will result in high visitor traffic crossing through the building both upon entering and exiting the zoo.

A new food service facility should include approximately 1200 s.f. for servery and kitchen, 2,000 s.f. for protected exterior seating and 800 s.f. for trash and delivery spaces. This facility is expected to follow a cafeteria style flow that allows visitors to move quickly through a serving line. Indoor eating space should work with the outdoor eating area and any nearby pedestrian spaces to provide a special event facility for “after hours” operations that can accommodate 350 – 500 guests.

Possible Alternate Candidates (Not in order of preference.)

Education Discovery Center element shall include remodeling and additions to the existing concrete shell building in the parking lot in a phased set of alternates to accommodate the following:

1. A small vestibule/gallery/lobby space is to be part of the entry area.
2. Built-in display areas for small animals and fish with related graphics.
3. A computer library/resource center for approximately 15- 20 computer stations, periodical reading and some book racks.
4. Educational animal holding space with a small outdoor flight cage and holding spaces. Storage, food prep and wash down areas are also to be included.
5. Two flexible classroom spaces that can be used for small meetings and animal presentations with video display if desired.
6. Restroom, storage, break room and office space is to be a part of the design scope for this facility.

Total area for this “Discovery Center” structure is to be approx. 4,000 s.f.

An ***Education Center and Animal Presentation*** area shall be considered in the design layout of the Entry and African Exhibits expansion but shall be phased with alternates to allow the owner flexibility in selection of priority needs.

1. Animal Presentation Area: This area is proposed to have a shaded outdoor animal theater space to accommodate approx. 150 – 250 visitors with a stage area and screened off stage area. Lighting, PA system, ticketing and seating shall all be elements included in the design.

City of El Paso / Perspectiva+3D/International Program Managers
RFQ for Professional Services

2. A Multi-Use “Lobby” Space: An open space area for various indoor activities such as zoo camp, special meetings, displays such as bio-facts and computer kiosks, and classroom instruction. An adjacent book store/coffee house niche shall be part of this area. A space of 1500 – 4000 s.f. is to be considered.
3. An Indoor Auditorium Space: Provisions for this feature to be made adjacent or nearby the “lobby” space shall be an alternate. The indoor theater space should have seating for approx. 50-100 visitors to watch either live presentations or video projections.
4. Support Spaces: Office area adjacent and preferably “looking in” on the multi-use space shall be considered for 2-4 staff members with one separate office space. Restrooms, storage and a mini-kitchen area are to be included in the planning. An outdoor patio area for 5 – 10 tables is desired to connect or relate to the education center as an informal meeting area for visitors, volunteers and staff.

A *Train Ride and/or Simulator Ride* for visitors related to the African exhibits area is to be part of the consultants base scope of work, but as an alternate to the project. Ticketing facilities, platforms, supporting structures, utility tie-ins, graphics, signaling devices and other related ride requirements are to be developed and detailed in the contract documents.

Conversion of the existing gift shop, which is located in the zoo’s Asia section, into a multi-purpose meeting type room would be part of this project. Removal of existing Oasis concession and replacement with pedestrian space that may allow remote cart setup and/or carousel relocation is a current desired alternate.

City of El Paso / Perspectiva+3D/International Program Managers
RFQ for Professional Services

AFRICAN EXHIBITS EXPANSION DESCRIPTION:

African Exhibits Expansion - involves construction of a new African area for the exhibiting and holding of a variety of African animals and presentation of related habitats. This expansion is to help complete the zoo master plan based on a zoo geographic theme that presents animals of the earth's three major continents, Asia, America's and Africa.

New Exhibits Representing African Animals and Habitats.
Estimated construction cost - \$9,397,500

The African exhibit area is intended as per the zoo's concept to reflect and group animals into the selected East African Habitat areas of **Madagascar, Desert, Rain Forest/Congo Basin and Savannah**. Separate exhibit building or buildings for invertebrates, birds, reptiles and small mammals is to be considered keeping with the concept of habitat types. Indoor and outdoor exhibits are to be considered for primates, birds and reptiles. Nocturnal and Diurnal exhibits with varying light cycles are to be considered for miscellaneous species.

The exhibited species for **Madagascar/Mauritius** should include in the initial planning the following animals:

Mammals

Ring-tail Lemur (Terrestrial), White-collared Brown Lemur (Arboreal), Mongoose Lemur, Crowned Lemur (All Lemurs possibly together in a mixed species outdoor exhibit), Rodrigues Fruit Bat or Straw-colored Fruit Bat.

Birds

Cuckoo Roller, King Fisher, Guinea Fowl, Drongo.

Inverts

Madagascar Cockroaches, Scorpion, Millipede, Dung Beetle

Reptiles

Chameleon Species, Madagascar Leaf Tailed Gecko or Standing's Day Gecko, Madagascar Flat Tailed Tortoise or Madagascar Sider Tortoise, Madagascar Tree Boa or Madagascar Ground Boa, Madagascar Ground Boa.

Amphibians

Northern Madagascar Tomato Frog.

The exhibited species for **Desert Habitats** should include in the initial planning the following animals:

City of El Paso / Perspectiva+3D/International Program Managers
RFQ for Professional Services

Mammals/Canine/Feline

Fennec Fox or Sand Cat

Birds

Sand Grouse

Inverts

North African Scorpion (1-3 additional species)

Reptiles

Spiny Tailed Lizard

The exhibited species for the **Rain Forest/Congo Basin Habitats** should include in the initial planning the following animals:

Primates

A species of Guenon Monkey, Mandrill, Bonobos, Lowland Gorilla or Chimpanzee, Black and White Colobus Monkey (or Savannah section instead).

Hoof Stock

Okapi

Fish

(2-4 primary species), Upside-down Catfish, African Lung Fish, Electric Catfish, Nile Perch, (secondary species may be considered for mixing with above).

Inverts

Driver Ants, Baboon Spider Species, African Giant Millipedes, Emperor Scorpion, Dung Beetle, Centipede Species, Mantid Species, Whipscorpion Species.

Reptiles

Angolan Dwarf Python, Dwarf Crocodile (indoor/outdoor exhibit).

Amphibians

Angola Toad or Spiny Reed Frogs.

The exhibited species for **Savannah Habitats** should include in the initial planning the following animals:

Primates

Vervet Monkey, Bush Baby (nocturnal).

Feline

Lion, Cheetah, Black Footed Cat or Serval.

City of El Paso / Perspectiva+3D/International Program Managers

RFQ for Professional Services

Small Mammals

Aardvark (nocturnal) or African Crested Porcupine (nocturnal), Hyrax, Naked Mole Rat, Slender Tailed Meerkats.

Canines

Hyenas or Painted Dog.

Mammals

Red River Hog or Wart Hog.

Hoof Stock

(Large) Giraffe, Crane Species, Zebra, Stork Species, Greater Kudu, Ostrich, Impala or Thomson's Gazelle, (Small-Medium) Gerenuk or Duiker, Ground Hornbill, Dik-dik or Klipspringer.

Fish

Lake Victoria Cichlids (Haplochromis)

Inverts

Baboon Spider Species, Mantid Species, Giant African Stick Insect, African Termites.

Birds

(Medium Size Exhibits – 3), Saddle-billed stork or Marabou stork and Ducks, Secretary Bird or Kori Bustard and Ducks, Goliath Heron or Vultures and Ducks, Kiittlitz's Sandpiper, Golden-breasted Glossy Starling, African Jacana, African Pygmy Goose, Finch, Congo Peafowl, Weaver, Superb Starling, Hammerkop, Whydah, Crowned Crane, Sunbird Species, Vulturine Guinefowl, Mousebird Species, Spur Winged Plover, Cordon Bleu, Buffolo Weaver, Bishop Species, African Pygmy Falcon, Chestnut-bellied Sandgrouse, Lilac breasted Roller, Violaceous Turaco, Barbet Species.

Reptiles

Jackson's Chameleon, African Spurred Tortoise or Egyptian Tortoise or Pancake Tortoise, Nile Crocodile (indoor/outdoor exhibit), Savannah Monitor Lizards or Nile Monitor, Agama Lizard.

Amphibians

African Bull Frog, Uzungwe Grasslands Frog.

Concept considerations should include an understanding the exhibits are to be designed to provide visitor immersion with close up and distant views that give impressions, where applicable, of mixed species habitats or predator –prey scenarios in seemingly large natural settings. A major design challenge is to reduce the visual and audio impact of the adjacent roadways that run along the west property line of the zoo property and to take care throughout the design to visually hide mechanical systems,

City of El Paso / Perspectiva+3D/International Program Managers
RFQ for Professional Services

“architectural” elements and unnatural barriers. Berming and landscaping of this perimeter edge shall be considered. The consultant is expected to coordinate designs and documents with the Texas Dept. of Transportation and the work planned or underway on the adjacent roadways and help integrate landscaping and/or irrigation requirements.

Underground holding areas are expected as part of the consultant’s scope. These areas are to help utilize as much available land for exhibits as possible, to create elevation changes and provide visual and acoustic barriers to the highway or other structures or operations.

Public restrooms, graphic signage, kiosks and displays along with needed site amenities is to be part of the consultants base scope of work to be included as required by the owner for the African exhibits area. Shade structures, fans and misting systems for both visitors and animals will be required as part of the project.

Various exhibit alternates shall be developed with staff to determine priorities and to work within budget parameters. Exhibit phasing shall also be planned to coordinate with zoo startup, operating and special event needs.

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RFQ for Professional Services

ZOO BIOME/REPTILE DESCRIPTION:

Zoo Biome/Reptile Project - involves two existing exhibit building/exhibits located in the America's section of the zoo. Renovation and addition to the existing Biome exhibit building incorporating the outside garden areas is one part of the projects and replacing the existing Reptile exhibit building is the other part. Participation of the owner -- zoo staff in finishing elements of each project is to be considered if needed to be phased into the project to help reduce cost.

Renovate Biome Exhibit Building and Replace Reptile Exhibit Building.
Estimated construction cost - \$1,505,000

The Biome exhibit building should be considered for removing all interior partitions and finishes, fixtures, electrical and heating and cooling systems. The structural roof, columns and some exterior walls are to remain. A new exterior envelope and interior layout with exhibits is to be designed to exhibit Chihuahuan desert animals, thick bill parrots and invertebrates of the region. The exterior is to reflect the adobe/stucco style of simple rural buildings of the region with a "distressed" look which is carried into the interior spaces. Exhibits should be considered as part of the architecture and furnishings of an old abandoned structure. Courtyard spaces and incorporation of the Chihuahuan gardens and rockwork wall of the Prairie Dog Exhibit are to be considered. Wood vigas, latillas and rough sawn fencing as well as rock, stucco and simulated adobe bricks should be considered in the public "appearance" of building materials. Drainage, site lighting and staff access should be incorporated in project planning.

The Reptile exhibit building is to be demolished to make way for a new exhibit structure and related site work. The concept the zoo wishes to develop is an exhibit building that is a large scale replica of a Bolson or similar desert tortoise. Visitors would enter the mouth of the "animal" and then view and explore various exhibits either inside or outside. Five animal habitats are to be incorporated into the design for various reptiles and related settings. Three of the habitats shall be part of the base bid while two other shall be considered as alternates. Some of the individual exhibits within the base bid habitats shall be considered also as alternates or owner furnished.

The site shall consider incorporation of the existing Galapagos and Ocelot exhibits into part of the habitat schemes. In addition, drainage, vehicle access, site lighting, public restrooms and site lighting should be part of the project planning and development.

Reptile Exhibit - The five major habitat areas include in priority:

Desert exhibits for Chihuahuan, Sonoran, Mojave and possibly a South American Desert reptiles that may include snakes, lizards, turtles, amphibians, tortoises and pupfish.

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RFQ for Professional Services

Rainforest exhibits to include tropical South and Central American and temperate rainforest of northwest United States that would have frogs, turtles, snakes and lizards of the habitats.

Marsh/Swamp exhibits that includes southeast US, Central American and South American representations for frogs, turtles, salamanders and snakes.

Mountain habitats of northern USA/Canada and high altitude areas of South America to have lizards, frogs and salamanders.

Island type habitats of the Caribbean that would have lizards, snakes and frogs.

The reptile exhibit will need to have various individualized controlled environments for the different animal habitats. Electrical and mechanical systems will need to be properly designed and have sufficient and proper equipment and controls for temperature, humidity (including mister systems) and air quality. A support area that includes a wash sink and counters, shelving, cleanup area, work table, food prep and storage, office/work space and some off exhibit holding space shall be considered and included in the reptile exhibit design. A small room of approx. 8'x 10" minimum for hibernation of some snake species shall be considered. This space may be considered for a lower level basement area and should be considered in concept development that may help boost available square feet. Special alarms for venomous animal bite shall be included in the work.

Consideration is required for having backup power supply to the building to maintain critical functions with some alarm notification for failure of the main power source. A reverse osmosis water unit along with some additional water filtration is expected to supply misters and misc. habitat water needs. Alternates for employee restroom and public restrooms shall be considered in the project planning.

Biome - The Biome exhibit building is to be designed to eliminate the geometric shape of the existing roof structure and footprint. The new shape is to reflect an architecture related to adobe buildings of the Chihuahuan desert region. Netted enclosures shall be considered for the adjacent Chihuahuan garden and a northern courtyard aviary space. Exhibits should consider the following animal types, species, features and plantings:

Mexican Fruit Bat, Turtle, Desert Pupfish, Rabbit/Owl/Roadrunner/Skunk/Porcupine, Coatimundi, Thickbill Parrot, (Various Birds – Mockingbird, Thrasher, Wren, Orioles, Flycatcher, Tananger, Hummingbird), Black Widow Spider, Brown Recluse Spider, Vinagroon, Cockroach, Leafcutter Ants, Tarantula, Praying Mantis, Scorpion.

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RFQ for Professional Services

The exhibit interior may also reflect an abandoned adobe structure of the Chihuahuan desert with old style flooring, decaying walls and miscellaneous household items that are staged to provide a backdrop and display of various invertebrates and small mammals and/or birds. Cutaway views of old lath and plaster walls with a section that may show spiders or scorpions is an example of the owners initial display concepts.

This exhibit structure should also have back area holding and support space for diet work and upkeep as required with sink and work counter. Consideration also is required for having backup power supply to the building to maintain critical functions. A reverse osmosis water unit along with some additional water filtration is expected to supply misters and misc. habitat water needs.

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RFQ for Professional Services

PARKING GARAGE STRUCTURE DESCRIPTION:

Parking Garage Structure – involves constructing a multi-level parking structure with landscaping and access needs for approximately 200 – 350 vehicle spaces. An alternate to provide a multi-purpose meeting room shall be developed for the lower level area that integrates with the existing and new zoo entry and proposed Discovery Center elements.

New Parking Structure with Multi-Purpose Room Alternate.
Estimated construction cost - \$3,141,250

The esthetics of the project are important and the consultant shall consider setting the structure a half level below grade to reduce the building profile. Other considerations shall include landscaping all around including a garden area along the east side. Upper level planters, artificial rockwork, building colors, textures and materials shall also be considered to relate to the African exhibits, entry and zoo's natural features. In addition, natural light wells, visibility, reduced noise impact on zoo property, security and accessibility shall also be elements addressed. Building construction shall be of durable materials with minimal maintenance requirements and of sufficient proportion to dampen vibrations and hold up to weather extremes.

The garage shall be in compliance with accessibility requirements and take into consideration needs such as strollers, families with children, elderly visitors and groups. Identification, directional, informational and promotional signage and graphics shall be included in the garage planning. This also includes consideration of electronic messaging on the southern ends of the structure facing towards nearby roadways. Space for recycling shall be planned to accommodate mulch distribution and Xmas tree drop off with the existing area or as part of a new recycling center.

Possible Alternate Candidates (Not in order of preference.)

An alternate for a multi-purpose space shall be provided at the lower level. This space shall have restrooms, general storage and maintenance areas, a separate kitchen/prep area and mechanical systems area. The expected minimum size for the alternate is approx. 5,000 – 8,000 s.f., but it is understood size will depend on parking structure development.

End of Scope

Exhibit B
COMPENSATION SCHEDULE
City of El Paso Zoo
2004 Zoo Western Expansion

New Entry and Public Activities Center	%	Original Fees	Original Reimb	Amendment 1 Fees	Amendment 1 Reimb	factor
Schematic & Report Phase	45%	\$ 106,110.00	\$ 8,707.00	\$ 139,742	\$ 8,707.00	
Preliminary Design Phase	20%	\$ 47,160.00	\$ 3,870.00	\$ 62,108	\$ 3,870.00	
Pre-final Design Phase	10%	\$ 23,580.00	\$ 1,935.00	\$ 31,054	\$ 1,935.00	
Final Design	5%	\$ 11,790.00	\$ 968.00	\$ 15,528	\$ 968.00	
Construction Administration Phase	20%	\$ 47,160.00	\$ 3,870.00	\$ 62,108	\$ 3,870.00	
Total	100%	\$ 235,800.00	\$ 19,350.00	\$ 310,540.00	\$ 19,350.00	
Original total			\$ 255,150.00			
Amendment fee total				\$ 310,540.00		
Fee Check					\$ 329,890.00	
					\$ 329,890.00	1.292926
African Exhibits	%	Original Fees	Original Reimb	Amendment 1 Fees	Amendment 1 Reimb	
Schematic & Report Phase	45%	\$ 460,284.00	\$ 55,462.00	\$ 594,815	\$ 55,462.00	
Preliminary Design Phase	20%	\$ 204,571.00	\$ 24,650.00	\$ 264,363	\$ 24,650.00	
Pre-final Design Phase	10%	\$ 102,285.00	\$ 12,325.00	\$ 132,181	\$ 12,325.00	
Final Design	5%	\$ 51,143.00	\$ 6,163.00	\$ 66,092	\$ 6,163.00	
Construction Administration Phase	20%	\$ 204,571.00	\$ 24,650.00	\$ 264,363	\$ 24,650.00	
Total	100%	\$ 1,022,854.00	\$ 123,250.00	\$ 1,321,814.00	\$ 123,250.00	
Original total			\$ 1,146,104.00			
Amendment fee total				\$ 1,321,814.00		
Fee Check					\$ 1,445,064.00	
					\$ 1,445,064.00	1.260849

EXHIBIT "1"

Exhibit B
COMPENSATION SCHEDULE
City of El Paso Zoo
2004 Zoo Western Expansion

Biome/ Reptile Buildings	%	Original Fees	Original Reimb	Amendment 1 Fees	Amendment 1 Reimb	
Schematic & Report Phase	45%	\$ 69,930.00	\$ 9,034.00	\$ 69,930	\$ 9,034.00	
Preliminary Design Phase	20%	\$ 31,080.00	\$ 4,015.00	\$ 31,080	\$ 4,015.00	
Pre-final Design Phase	10%	\$ 15,540.00	\$ 2,008.00	\$ 15,540	\$ 2,008.00	
Final Design	5%	\$ 7,770.00	\$ 1,003.00	\$ 7,769	\$ 1,003.00	
Construction Administration Phase	20%	\$ 31,080.00	\$ 4,015.00	\$ 31,080	\$ 4,015.00	
Total	100%	\$ 155,400.00	\$ 20,075.00	\$ 155,400.00	\$ 20,075.00	
Original total			\$ 175,475.00			
Amendment fee total				\$ 155,400.00		
Fee Check					\$ 175,475.00	1
					\$ 175,475.00	
Parking	%	Original Fees	Original Reimb	Amendment 1 Fees	Amendment 1 Reimb	
Schematic & Report Phase	45%	\$ 186,750.00	\$ 7,355.00	\$ 18,577	\$ 7,355.00	
Preliminary Design Phase	20%	\$ 83,000.00	\$ 3,260.00	\$ 8,256	\$ 3,260.00	
Pre-final Design Phase	10%	\$ 41,500.00	\$ 1,630.00	\$ 4,128	\$ 1,630.00	
Final Design	5%	\$ 20,750.00	\$ 815.00	\$ 2,064	\$ 815.00	
Construction Administration Phase	20%	\$ 83,000.00	\$ 3,260.00	\$ 8,256	\$ 3,260.00	
Total	100%	\$ 415,000.00	\$ 16,320.00	\$ 41,280.00	\$ 16,320.00	
Original total			\$ 431,320.00			
Amendment fee total				\$ 41,280.00		
Fee Check					\$ 57,600.00	
					\$ 57,600.00	0.133544

EXHIBIT "1"

Exhibit B
COMPENSATION SCHEDULE
City of El Paso Zoo
2004 Zoo Western Expansion

Manhours	New Entry and Public Activities Center	Original	Amendment 1	Factor
	Morris Architects	670	866	1.29
	PJA	670	866	1.29
	Boyken	155	200	1.29
	Moreno	351	454	1.29
	Arcon	0	0	1.29
	Navarro	719	930	1.29
	Biscayne	0	0	1.29
	Main Street	309	400	1.29
	GRG	370	478	1.29
	Seibein	47	61	1.29
	Total Hours	3291	4255	1.29

Manhours	African Exhibits	Original	Amendment 1	Factor
	Morris Architects	2906	3664	1.26
	PJA	2908	3667	1.26
	Boyken	671	846	1.26
	Moreno	3884	4897	1.26
	Arcon	1359	1713	1.26
	Navarro	0	0	1.26
	Biscayne	863	1088	1.26
	Main Street	1342	1692	1.26
	GRG	1604	2022	1.26
	Seibein	327	412	1.26
	Total Hours	15864	20002	1.26

EXHIBIT "1"

Exhibit B
COMPENSATION SCHEDULE
City of El Paso Zoo
2004 Zoo Western Expansion

Manhours	Biome/ Reptile Buildings	Original	Amendment 1	Factor
	Morris Architects	199	199	1.00
	PJA	199	199	1.00
	Boyken	102	102	1.00
	Moreno	232	232	1.00
	Arcon	453	453	1.00
	Navarro	0	0	1.00
	Biscayne	216	216	1.00
	Main Street	204	204	1.00
	GRG	548	548	1.00
	Seibein	47	47	1.00
	Total Hours	2200	2200	1.00

Manhours	Parking	Original	Amendment 1	Factor
	Morris Architects	670	89	0.13
	PJA	670	89	0.13
	Boyken	155	21	0.13
	Moreno	351	47	0.13
	Arcon	0	0	0.13
	Navarro	719	96	0.13
	Biscayne	0	0	0.13
	Main Street	309	41	0.13
	GRG	370	49	0.13
	Seibein	47	6	0.13
	Total Hours	3291	439	0.13

Manhours	All Projects	Original	Amendment 1	Factor
	Total Hours All Projects	24646	26897	1.09
	Additional hours		2251	

EXHIBIT "1"